GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Lands – Krishna District – Alienation of Government land to an extent of Ac.20-00 cents in R.S. No. 151 and 154 of Ibrahimpatnam Village & Mandal in favour of Amaravathi American Institute of Medical Sciences (AAIMS) for establishment of Super Speciality Hospital, Medical College and Teaching Hospital represented by Dr. Navaneetha K.Gorrepati and Chandra S.Mokkapati on payment of value @ Rs.50.00 lakhs per acre, subject to certain conditions – Orders – Issued.

Revenue (Assignments.III) Department

G.O. Ms. No.26 **Dated 17-01-2017.**

Read the following :-

(1) From the District Collector, Krishna File No. REV – ESECOALN/171/2016-TAH/171/2016-TAH(SUPTD-E)-KCO, dt 9.9.2016.

(2) From the Special CS & CCLA, Ref. No. Assn.I(1)/ 841 /2016, dated 14th October, 2016.

(3) From the District Collector, Krishna File No. REV – ESECOALN/171/2016-TAH/-TAH(SUPTD-E)-KCO, dt 14.10.2016.

(4) From the Special CS & Chief Commissioner of Land Administration D.O. Letter No.Assn.I(1)/841/2016, dated 26.10.2016.

(5) From the Special CS & Chief Commissioner of Land Administration Ref. No. Assn.I(1)/841/2016, dated 01.12.2016.

-:o:-

ORDER :

In the letter 1st read above, the District Collector, Krishna has stated that Dr. Navaneetha K.Gorrepati, Amaravathi American Institute of Medical Sciences has filed requisitions in Appendix-XXIX for establishment of Super Speciality Hospital, Medical College and Teaching Hospital. The District Collector has further stated that the land measuring an extent of Ac.8.17 cents in R.S. No. 151 and Ac.17.61 cents in R.S. No. 154 total admeasuring Ac.25.78 cents is ceiling surplus and which was surrendered by Sri Mallela Ananta Padmanabha Rao. A1 Notice was published in Ibrahimpatnam Grampanchayat, no objections have been received. The Grampanchayat, Ibrahimaptnam has passed Panchayat Resolution on 3.9.2016 for allotment of land in favour of Amaravathi American Institute of Medical Sciences. At present no crop is harvested in the land and land is vacant on ground. There are no structures, tombs, HT lines or any Electrical lines passed through them and there are no trees on the land. The Joint Collector, Krishna has inspected the scheduled land and conducted local enquiry and proposed to fix the Market Value of the proposed land @ Rs.2.50 crore per acre.

2. In his further letter 3rd read above, the District Collector has stated that Dr. Navaneetha K Gorrepati, Amaravathi American Institute of Medical Sciences has requested the Hon'ble Chief Minister of Andhra Pradesh for allotment of land to an extent of Ac.25.00 in R.S No.151 & 154 of Ibrahimpatnam Village and Mandal for establishment of Super Speciality Hospital, Medical College and Teaching Hospital. They have also filed requisitions in Appendix XXIX and other forms of alienation for allotment of above land. The District Collector has further stated that as regards the proposed alienation the following factors with respect to the alienation of the given land that are relevant for making decision of alienation, are submitted for kind perusal.

a. The 'iconic bridge' proposed in the capital city master plan, commences from near the land under consideration for alienation to AAIMS;

b. A Convention Centre has been proposed to be constructed in the same survey numbers under consideration for alienation to AAIMS. The total extent of this surrendered ceiling land is around 65 acres.

c. There has been demand from the local public for housing sites in the land under consideration for alienation for AAIMS. The Gram Panchayat Resolution was given on the condition that they be given land for houses / house-sites.

d. Except proposed land and land in the same survey numbers, there is no other government land available in the nearby villages. Thus, there would be no land available for any other public purpose / project.

3. In the letter 5th read above the Special Chief Secretary & CCLA has stated that vide representation dated 18.11.2016, the VC & MD of Amaravathi American Institute of Medical Sciences, Guntur has requested to allocate 25 acres of land which is required as per the norms of Medical Council of India and at a price less than or as the A.P Government have already allocated land for similar projects like UK Hospitals and Dr. Shetty Hospitals in capital area (Amaravathi) @ Rs.50.00 lakhs per acre and the extent of land is over 25 acres.

4. The Special CS and CCLA has further stated that the proposal was placed before the APLMA in the meeting held on 29.11.2016 and the APLMA resolved to recommend to the Government for alienation of 20.00 acres of land in Sy. No.154 etc as per Medical Council of India guidelines @ Rs.2.50 crores per acre in favour of Amaravathi American Institute of Medical Sciences (AAIMS), for establishment of District level Health Centre, Medical College and Hospital, in consultation with Medical & Health Department, subject to certain conditions in addition to the conditions under BSO-24 and G.O. Ms. No. 571, Revenue (Assn.I) Department, dated 14.9.2012.

5. The Health, Medical & Family Welfare Department have stipulated the following conditions on the proposed alienation in favour of Amaravathi American Institute of Medical Sciences (AAIMS) for establishment of Super Speciality Hospital, Medical College and Teaching Hospital.

i. The hospital should give free treatment to white card holders or below poverty line to a minimum 5% of bed strength (for inpatient services).

ii. The hospital should give free medical treatment to students of S.C / S.T/ BC residential schools, S. T. Ashram Schools, S.T. Hostels, G.V.V.K. Schools and Manabadi schools.

iii. The Hospitals should provide better medical and health services including diagnostic services, conducting health camps, once in a month in two villages which are mentioned in the M.O.U;

iv. The Hospital should submit monthly return in the prescribed formed.

v. The hospitals concerned should charge for all medical/ surgical / diagnostic services given by them under this scheme, as per the package rates prescribed by GoI, Ministry of Health and Family Welfare for C.G.H.S., Hyderabad and as adopted by the State Govt., in G.O.Ms.No.74, HM&FW (K.1) Dept., dt: 15.03.2005 or as may be prescribed by the State Govt., or the DME from time to time. The DME / scrutinizing authority shall verify and ensure that the charges levied by the private hospitals are as per the above rates before certifying the next admissible amount. If the rate of private hospitals are less than the C.G.H.S package rate / Govt., rates as per annexure to the said G.O. the lowest rates of private hospitals shall be accepted for scrutiny and payment.

vi. The hospital should pay Rs. 30,000/- (Rupees thirty thousand only) towards inspection fee in every year.

vii. All other guidelines mentioned in the references should be followed scrupulously.

viii. The permission accorded to the hospitals is liable for cancellation and such other action as deemed fit including de-recognition of the hospitals and initiate criminal action as per law against the hospital, whenever the State Govt., forms the opinion based on inspection or enquiry into the allegations that the said private hospital is not providing retreatment to the Sate Govt., employees / retired employees and their dependents et., as stipulated above and violates

the conditions mentioned therein, and indulge any irregularities in respect of excess / bogus claims, charging the patient or Govt., or resorting to any unlawful activities et., after giving fifteen (15) days notice to the hospital and pass appropriate orders, after considering the representation, If any, offered by the said hospital.

ix. All scrutinizing officers should follow these guidelines admitting the bills.

x. In respect of establishing medical college they should follow the norms of Regulations of Medical Council of India.

6. Government have examined the matter in detail including the request of applicant to allot the land at a concessional rate and observed that the land value proposed was so high as to make the project unviable and also that in Amaravathi Capital Area such Institutions were being allotted land at the rat of rupees Rs.50.00 lakhs per acre. Therefore, Government after careful examination of the matter, hereby order for alienation of Government land to an extent of Ac.20-00 cents in R.S. No. 151 and 154 of Ibrahimpatnam Village & Mandal in favour of Amaravathi American Institute of Medical Sciences (AAIMS) for establishment of Super Speciality Hospital, Medical College and Teaching Hospital represented by Dr. Navaneetha K.Gorrepati and Chandra S.Mokkapati on payment of value @ Rs.50.00 lakhs per acre, in the interest of viability of the project, subject to the conditions stipulated by the HM & FW Department at para 5 above and also subject to the following conditions, in addition to the conditions under BSO-24 & G.O. Ms. No.571, Revenue (Assn.I) Department, dated 14.09.2012.

(i) The land shall be utilized for the purpose for which it is allotted within three years of the orders of alienation.

(ii) The alienee shall submit an annual report before 31st March on the progress of utilization to the District Collector.

(iii) The District Collector shall be the authority to cancel and resume the land from the alienee for violation of conditions as well as for non-utilization of land.

(iv) The water bodies if any existing in the land should not be disturbed and should be allowed to continue their nature course.

(v) The existing roads / rastas should not be disturbed.

7. The Special Chief Secretary and CCLA and the District Collector, Krishna shall take further necessary action accordingly in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

J.C.SHARMA
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Special C.S. & Chief Commissioner of Land Administration,
A.P., Gollapudi, Vijayawada, Krishna District
The District Collector, Krishna at Machilipatnam.

Copy to:
The HM & FW Department
The Chairman, CRDA, Thulluru Guntur District.
The PS to Special Chief Secy. to CM
The PS to Dy.CM (Rev.)
The PS to Special Chief Secy.(Rev.)
The GA (Cab.) Deptt.
[w.r.t Resolution No.**896** Dt. **31.12.2016**]
SF / SC

/ Forwarded :: By Order /

SECTION OFFICER